

When recorded return to:
Nick Hersch, Jr. and Kaylee Hersch
334 Helen Street
Sedro Woolley, WA 98284



201610170225

Skagit County Auditor \$76.00
10/17/2016 Page 1 of 4 3:49PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028880

CHICAGO TITLE

620028880

STATUTORY WARRANTY DEED

THE GRANTOR(S) Matthew D. Fox and Danielle M. Fox, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Nick Hersch, Jr. and Kaylee Hersch, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 67, PLAT OF KLINGER ESTATES, according to the plat thereof recorded May 8, 2006, under Auditor's File No. 200605080213, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P124485 / 4891-000-067-0000

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20164736

OCT 17 2016

Amount Paid \$ 3,476.⁰⁰

Skagit Co. Treasurer

By *J. M. M.* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 17, 2014

Matthew D. Fox
Matthew D. Fox

Danielle M. Fox
Danielle M. Fox

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Matthew D. Fox and Danielle M. Fox are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: October 17, 2014

Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2018

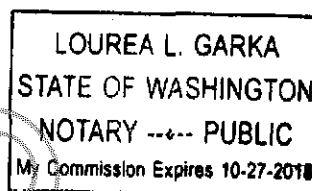


EXHIBIT "A"

Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on PLAT OF KLINGER ESTATES:

Recording No.: 200605080213

2. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law:

Recorded: May 8, 2006

Auditor's No(s): 200605080212, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: July 7, 2006

Auditor's No(s): 200607070003, records of Skagit County, Washington

3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 2, 2005
Auditor's No(s): 200505020130, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances

4. Memorandum of Easement, including the terms and conditions thereof, granted by instrument(s);
By and between: COMCAST of Washington IV, Inc. and Grandview Inc.
Recorded: July 20, 2006
Auditor's No(s): 200607200064, records of Skagit County, Washington
For: Easement in gross and right-of-way to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time a broadband communications system

5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: May 8, 2006
Auditor's No(s): 200605080212, records of Skagit County, Washington
Imposed By: Klinger Estates Owners Association

AMENDED by instrument(s):

EXHIBIT "A"

Exceptions (continued)

Recorded: July 7, 2006
Auditor's No(s): 200607070003, records of Skagit County, Washington

6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by City of Sedro-Woolley.
8. Assessments, if any, levied by Klinger Estates Homeowner's Association.